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Vale View
Shaftesbury

Offers In Excess Of
£335,000

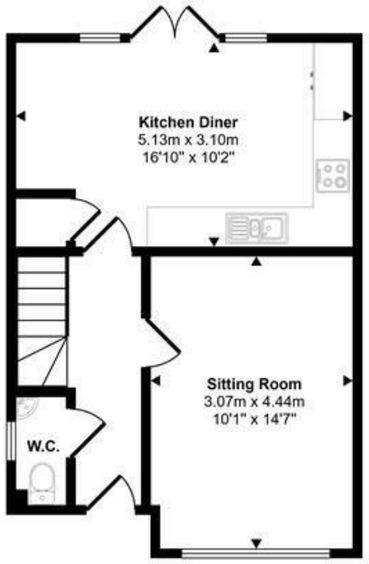
An exceptionally well presented three bedroom semi-detached home, occupying a pleasant position on a popular and well regarded new build estate on the edge of Shaftesbury, within easy walking distance of the town's shops, schools and everyday amenities, offering an appealing balance between convenience and the open, semi-rural feel of its setting.

The property has been the much loved home of our sellers for the past four years and during this time has been well maintained and improved. High quality built-in, Howdens, wardrobes have been fitted in bedrooms one and two, adding both style and practicality to the accommodation throughout. Shutters have also been fitted creating privacy and charm.

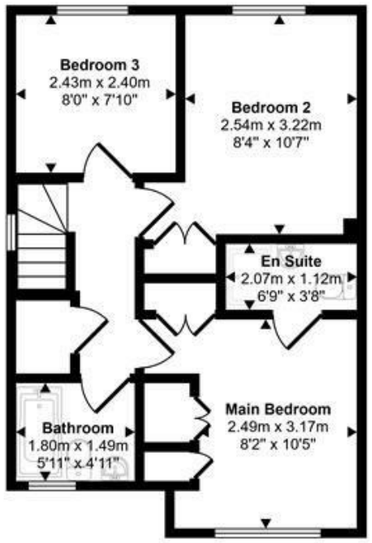
The accommodation is well proportioned and arranged over two floors. On the ground floor there is an open plan kitchen dining room with glazed doors to the rear garden, a high quality fitted kitchen, a living room to the front of the property and a downstairs WC. The first floor provides three bedrooms, a family bathroom and an en-suite shower room to the main bedroom.

Outside, the property sits within a particularly attractive private walled garden which is laid to lawn with a paved seating area and a useful garden shed. The garden enjoys a good degree of seclusion and benefits from no neighbouring property to one side, where a public footpath provides a wonderfully open outlook, enhancing the sense of space and privacy so central to the appeal of this home.

Approx Gross Internal Area
77 sq m / 829 sq ft

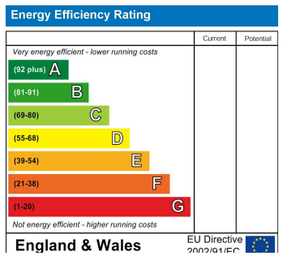


Ground Floor
Approx 38 sq m / 411 sq ft



First Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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The Property

Inside
The property is approached from the front via the entrance hall with stairs rising to the first floor and doors leading off to the main ground floor rooms. The kitchen/dining room is a bright and generous space with glazed doors leading directly out to the rear garden, creating a lovely connection between inside and outside. The kitchen is fitted with a range of high quality gloss units with laminate worktops and is equipped with an AEG oven, dishwasher, integrated fridge freezer and space and plumbing for a washing machine and dryer, neatly housed within a dedicated cupboard. A separate living room to the front of the property. There is a useful understairs storage cupboard and a downstairs WC with wash hand basin completes the ground floor accommodation.

First Floor - Stairs rise to the landing with access to all three bedrooms, the family bathroom and en-suite. The main bedroom is a well proportioned double room benefiting from high quality fitted wardrobes and an en-suite shower room. The second bedroom is also a good sized double, again with the benefit of fitted wardrobes. The third bedroom is a comfortable single room, equally well suited as a home office. The family bathroom is fitted with a modern white suite.

Outside
The property is approached from the front via a driveway providing off-road parking. To the rear, the garden is a genuine highlight of this home. It is a good size with a high degree of privacy, enclosed on all sides by attractive walling and boasting a lovely sunny aspect. There is a paved seating area to the back of the house, perfect for outdoor dining, with the remaining garden being laid to lawn. A practical shed provides useful external storage. The added bonus of a public footpath running to one side means there are no neighbours on that boundary, giving the plot a real sense of space and seclusion. Truly a gardener's delight or simply a wonderful space in which to relax.

Useful Information

Energy Efficiency Rating B
Council Tax Band D
uPVC Double Glazed Windows
Gas Fired Central Heating
Mains Drainage
Freehold
Vendors need to find an onward purchase

Location and Directions

Shaftesbury is a historic town set in the heart of North Dorset, famed for its iconic Gold Hill and far-reaching views across the Blackmore Vale. The town offers a range of independent shops, cafés, schools, and leisure facilities, creating a vibrant yet traditional community. Surrounded by beautiful countryside, it provides excellent walking opportunities, while further amenities can be found in nearby Gillingham and Blandford Forum, with Gillingham offering a mainline railway station providing direct services to London Waterloo.

Postcode SP7 8TJ

What3words ///cabbies.wept.repayment

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